

**CITY COUNCIL/REDEVELOPMENT AGENCY
ACTION AGENDA**

June 17, 2003

6:00 p.m.

CALL TO ORDER: At **8:26 p.m.**

ROLL CALL: Agency/Councilmembers Davis, McCann, Rindone, Salas, Chair/Mayor Padilla

All present.

CONSENT CALENDAR

1. **ORDINANCE NO. 2920**, ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CHULA VISTA APPROVING THE MITIGATED NEGATIVE DECLARATION IS-03-016 AND PRECISE PLAN PCM-03-15 FOR THE MIXED-USE PROJECT KNOWN AS BROADWAY URBAN VILLAGE CONSISTING OF 40 LANE HOMES AND NINE LOFT APARTMENTS ABOVE 9,000 SQUARE FEET OF COMMERCIAL SPACE, **was adopted (5-0).**

The development is a mixed-use project in the Central Commercial zoning district. The Mitigated Negative Declaration and Mitigation Monitoring and Reporting program have been prepared in accordance with requirements of the California Environmental Quality Act and the Environmental Review Procedures of the City of Chula Vista. The project has been evaluated in accordance with the goals and objectives of the Southwest Redevelopment Project Area and the General Plan relative to mixed-use development along Broadway. The Precise Plan will allow the project to be consistent with goals and objectives of the General Plan and Chula Vista Municipal Code. (Community Development Director/Planning and Building Director)

Staff recommendation: Council place the ordinance on second reading for adoption.

2. **RESOLUTION NO. 2003-276**, RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CHULA VISTA ESTABLISHING THE APPROPRIATIONS LIMIT FOR THE CITY OF CHULA VISTA FOR FISCAL YEAR 2003-2004, **was adopted (5-0).**

Article XIII B of the California Constitution, approved by the voters in 1979 and commonly referred to as the Gann Initiative, requires each local government to establish an appropriations limit by resolution each year at a regularly scheduled meeting or noticed special meeting. The purpose of the limit is to restrict spending of certain types of revenues to a level predicated on a base year amount increased annually by an inflation factor. (Finance Director/Treasurer Kachadoorian)

Staff recommendation: Council adopt the resolution.

3. **COUNCIL RESOLUTION NO. 2003-277, AND AGENCY RESOLUTION NO. 1827**, RESOLUTION OF THE CITY COUNCIL AND THE REDEVELOPMENT AGENCY OF THE CITY OF CHULA VISTA GRANTING REIMBURSEMENT IN THE AMOUNT OF \$18,797 TO THE METROPOLITAN AREA ADVISORY COMMITTEE TO COVER THE COST OF ON-STREET IMPROVEMENTS INSTALLED AS PART OF THE REHABILITATION AND REUSE OF THE BUILDING AT 1351-1395 THIRD AVENUE WITHIN THE SOUTHWEST REDEVELOPMENT PROJECT AREA, AND APPROPRIATING \$18,797 FROM THE UN-APPROPRIATED BALANCE OF THE MERGED PROJECT FUND FOR THIS PURPOSE (4/5THS VOTE REQUIRED), **were adopted (5-0).**

CONSENT CALENDAR (Continued)

In October 2001, the Metropolitan Area Advisory Committee (MAAC) entered into an Owner Participation Agreement with the Agency for the rehabilitation and re-use of the commercial building located at 1351-1395 Third Avenue. MAAC has completed the improvements and is requesting financial assistance from the Agency for a portion of the cost of the improvements. (Community Development Director)

Staff recommendation: Council/Agency adopt the resolution.

PUBLIC HEARINGS

4. CONSIDERATION AND ADOPTION OF THE OPERATING AND CAPITAL IMPROVEMENT BUDGETS FOR THE CITY, AND THE OPERATING BUDGETS FOR THE REDEVELOPMENT AGENCY AND THE HOUSING AUTHORITY FOR THE FISCAL YEAR ENDING JUNE 30, 2004 AND 2005

The City Council has received and considered the City Manager's proposed operating and capital improvement budgets for the City and the operating budgets for the Redevelopment Agency and Housing Authority for the fiscal year ending June 30, 2004 and 2005. Three work sessions were held to consider and deliberate on the recommendations contained in those initial documents as well as additions and deletions identified after the proposed budget document was printed. The budgets submitted for adoption represent the City Manager's initial Spending Plan as amended in accordance with tentative Council direction received during the budget work sessions. (Assistant City Manager Fruchter; Director of Finance Kachadoorian)

Staff recommendation: 1) City Council/Redevelopment Agency/Housing Authority open the public hearing and receive testimony; 2) City Council adopt the resolution (Item 4.a.); and 3) Redevelopment Agency/Housing Authority adopt the resolution (Item 4/b)

A. **RESOLUTION NO. 2003-278**, RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CHULA VISTA ADOPTING THE OPERATING AND CAPITAL IMPROVEMENT BUDGETS FOR THE CITY OF CHULA VISTA FOR FISCAL YEAR 2004 AND APPROPRIATING FUNDS THEREFOR, AND APPROVING IN CONCEPT THE PROPOSED BUDGETS FOR FISCAL YEAR 2005, **was adopted (4-0), with Mayor Padilla absent.**

B. **AGENCY RESOLUTION NO. 1828 AND HOUSING AUTHORITY NO. HA-23**, RESOLUTION OF THE REDEVELOPMENT AGENCY AND THE HOUSING AUTHORITY OF THE CITY OF CHULA VISTA ADOPTING THE OPERATING BUDGETS FOR THE REDEVELOPMENT AGENCY AND HOUSING AUTHORITY FOR FISCAL YEAR 2004 AND APPROPRIATING FUNDS THEREFOR, AND APPROVING IN CONCEPT THE PROPOSED BUDGETS FOR FISCAL YEAR 2005, **were adopted (4-0), with Mayor Padilla absent.**

PUBLIC HEARINGS (Continued)

5. RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CHULA VISTA (1) ACCEPTING A PRELIMINARY REPORT ON ALTERNATIVES TO MEET THE EASTLAKE COMPANY'S AFFORDABLE HOUSING OBLIGATION FOR EASTLAKE II/III; (2) APPROVING DEVELOPER REQUEST TO WITHDRAW APPLICATION FOR MULTIFAMILY REVENUE BONDS FROM THE CALIFORNIA DEBT LIMIT ALLOCATION COMMITTEE (CDLAC), PRIOR TO JUNE 25, 2003; (3) DIRECTING STAFF TO WORK WITH DEVELOPER AND EASTLAKE COMMUNITY, AND RETURN TO COUNCIL WITHIN 120 DAYS WITH A FINAL RECOMMENDATION; AND (4) DIRECTING THE CITY ATTORNEY TO RETURN TO COUNCIL ON JULY 15 WITH AN AGREEMENT TO ADDRESS EASTLAKE'S AFFORDABLE HOUSING OBLIGATION WITH RESPECT TO THIS ALTERNATIVE

On April 8, 2003, a joint meeting of the City Of Chula Vista City Council, Redevelopment Agency, and Housing Authority was convened to consider a 150 unit affordable housing complex, known as "Rancho Vista Apartments at Eastlake" within the Eastlake master planned community. The project was proposed to meet the Eastlake Company's 183-unit affordable housing obligation for the Trails, Woods, Vistas and "Land Swap" Parcels (II/III). It is located on a vacant 8.25 acre (gross) site located on the east side of future Eastlake Parkway, approximately 3,000 feet south of Clubhouse Drive in the City of Chula Vista. This project would be developed, owned and operated by CIC Eastlake, L.P., a partnership between Pacific Southwest Community Development Corporation and Chelsea Investment Corporation (CIC). (Community Development Director)

Staff recommendation: Council adopt the resolution.

The public hearing was opened. Motion (Davis/Salas) to continue the item to the meeting of July 8, 2003 (4-0), with Chair/Mayor Padilla absent.

ORAL COMMUNICATIONS

There were none.

OTHER BUSINESS

6. DIRECTOR'S REPORTS

There were none.

7. CHAIR/MAYOR REPORTS

There were none.

8. AGENCY/COUNCIL COMMENTS

Agency/Councilmember McCann commented that he had recently attended a public meeting for affordable housing, and he stated that people wanted more information on what was going on in the community as a whole. He requested consideration of another open house in the Eastlake and Otay Ranch communities for a general community update. Executive Director/City Manager Rowlands replied that a community meeting has been scheduled for October 15, 2003, at the Heritage Community Center.

CLOSED SESSION

Closed Session was cancelled and the following item was not discussed:

9. CONFERENCE WITH LEGAL COUNSEL REGARDING INITIATION OF LITIGATION – Pursuant to Government Code Section 54956.9(c)

One Case.

ADJOURNMENT: At **9:25 p.m.**, to an Adjourned Regular Meeting of the Redevelopment Agency on July 8, 2003, at 6:00 p.m., immediately following the City Council Meeting in the Council Chambers.